

Application ref: 2024/3597/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Pegasus Group
21 Ganton Street
London
W1F 9BN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Montague On The Garden
15 Montague Street
London
WC1B 5BJ

Proposal: Replacement and extension of existing conservatory to the rear at lower ground floor level. New partition and door

Drawing Nos: Area 2 - Site Location Plan, Jan 2024 ; Area 2 - Existing Site Plan, Jan 2024 ; Area 2 - Existing Plan and Elevation, Jan 2024; Area 2 - Proposed Site Plan, Jan 2024; Area-2-Proposed Plan and Elevation, Oct 2024; Built Heritage Statement, February 2024; Cover Letter, 06 February 2024.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: Area 2 - Site Location Plan, Jan 2024 ; Area 2 - Existing Site Plan, Jan 2024 ; Area 2 - Existing Plan and Elevation, Jan 2024; Area 2 - Proposed Site Plan, Jan 2024; Area-2-Proposed Plan and Elevation, Oct 2024; Built Heritage Statement, February 2024; Cover Letter, 06 February 2024.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application site is part of the Montague on the Gardens Hotel, and is part of the terrace of 18 houses dating to 1803, which are Grade II listed (no's 12-29). The late Georgian terrace is 4 storeys high, plus basement levels. The application site is located on the eastern side of Montague Street, opposite and British Museum. The site abuts the privately accessible Montague Bedford Gardens to the rear which is designated a private open space. The site also lies within Bloomsbury Conservation Area.

The applicant is seeking permission for the replacement and extension of existing conservatory to the rear at lower ground floor level.

The existing conservatory that is to be replaced is a modern structure, constructed from timber. The replacement conservatory would largely match the existing with respect to its size, but would also wrap around the rear wing. The design of the conservatory is appropriate, as are the proposed materials, which have been amended following officer comment to include brick for the wrap around extension, allowing this component to rear as a later extension. The existing brickwork at the base is modern, and no feature would be obscured. The scale is appropriate, and the development would not be visible from the public realm. The new internal partition wall and door are also acceptable.

Given the above assessment, it is not considered that the proposed works would harm the special interest of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received following statutory consultation. The site's

planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer